

**ANNOTATED AGENDA
REGULAR MEETING OF THE BELLFLOWER CITY COUNCIL
AND CITY COUNCIL ACTING ON BEHALF OF THE
SUCCESSOR AGENCY TO THE DISSOLVED BELLFLOWER
REDEVELOPMENT AGENCY**

* Denotes City Council Agenda items
SA Denotes Successor Agency items
[CC/SA] Denotes City Council and Successor Agency items

**MONDAY, OCTOBER 24, 2016, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS**

1 **CALL TO ORDER**

5:35 p.m.

- 2 **ROLL CALL:** Mayor Dan Koops
 Mayor Pro Tem Ron Schnablegger
 Council Member Juan Garza
 Council Member Santa Ines

*Excused the absence of Council Member Dunton
Garza/Schnablegger, without objection*

3 **RECESS TO CLOSED SESSION**

- A CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
 [CC/SA] (Significant exposure to litigation pursuant to paragraph (2) of
 subdivision (d) of Government Code Section 54956.9): One matter

4 **RECONVENE FOR OPEN SESSION**

No reportable action

MONDAY, OCTOBER 24, 2016, 7 P.M. – OPEN SESSION

5 **CALL TO ORDER**

7:02 p.m.

- 6 **ROLL CALL:** Mayor Dan Koops
 Mayor Pro Tem Ron Schnablegger
 Council Member Juan Garza
 Council Member Santa Ines

*Excused the absence of Council Member Dunton
Santa Ines/Schnablegger, without objection*

Bellflower City Council Annotated Agenda

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7 **INVOCATION:** Council Member Sonny Santa Ines

8 **PLEDGE OF ALLEGIANCE:** Director of Public Works, Len Gorecki

9 **CITY COUNCIL ANNOUNCEMENTS / PRESENTATIONS**

A City Council Announcements

B "October 23-31, 2016 as Red Ribbon Week" Proclamation

10 **PUBLIC COMMENTS**

Josh Murray, Clifton M. Brakensiek Library

Bob and Robin Snow

Brian Barreto, California-American Water Company

Priscilla Brown

Joe Cvetko

11 **PUBLIC HEARING(S)**

A **Consideration and possible action to conduct a public hearing to consider a Negative Declaration (ND 16-04) and a Zoning Ordinance Text Amendment (ZOTA 16-04); and read by title only, waive further reading, and introduce Ordinance No. 1320 – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-04 amending Sections 17.44.235, 17.88.050, and 17.88.100 of Title 17 of the Bellflower Municipal Code, relating to requirements for hotel, motel, and rooming house; and the applicability of parking for large concentration of people; Applicant: City of Bellflower. (Continued from September 26, 2016) [CITY]**

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from August 18, 2016 through September 6, 2016.

**Action: Reopened the Public Hearing
Schnablegger/Santa Ines, without objection**

**Action: Closed the Public Hearing
Schnablegger/Santa Ines, without objection**

**Action: Read by title only, waived further reading, and introduced Ordinance No. 1320
Santa Ines/Garza, 4-0-1-0 (Dunton absent)**

11 **PUBLIC HEARING(S)** - Continued

- B Consideration and possible action to 1) conduct a public hearing to consider approving a Mitigated Negative Declaration (No. MND 16-01), Precise Plan (Case No. PP 16-02), and Zone Change (Case No. ZC 16-01); 2) adopt Resolution No. 16-75– A Resolution adopting Mitigated Negative Declaration No. MND 16-01 and approving Precise Plan Case No. PP 16-02 to create development standards for a 36-unit, multifamily, mixed-use condominium development (consisting of a 32-unit, 36'-6" to 37'-10" high, residential condominiums and 4-unit, commercial condominiums totaling 3,600 square feet) and Tentative Map No. TT 74043 to consolidate four existing parcels into one lot measuring approximately 73,347 square feet for condominiums and common area purposes located at 9908-9922 Artesia Boulevard; Applicant: City Ventures LLC; and 3) read by title only, waive further reading, and introduce Ordinance No. 1326 – An Ordinance approving Zone Change Case No. ZC 16-01 to change the existing zone on four parcels from “M-1” (Light Industrial District) to “DFD (PD)” (Design for Development for the Bellflower South Commercial Area Planned Development Overlay) for properties located at 9908-9922 Artesia Boulevard. Applicant: City Ventures, LLC. [CITY]

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from July 21, 2016 through August 9, 2016. The City received and responded to seven (7) comments regarding this project, which have been included on attachments B & C."

Action: *Opened the Public Hearing
Santa Ines/Garza without objection*

Action: *Closed the Public Hearing
Garza/Santa Ines, without objection*

Action: *Adopted Resolution No. 16-75, as amended; and read by title only, waive further reading, and introduce Ordinance No. 1326
Garza/Santa Ines, 3-0-1-1 (Dunton absent; Koops recused)*

12 **ORDINANCES AND RESOLUTIONS FOR CONSIDERATION**

None

13 **CONSIDERATION ITEM(S)**

None

14 **CONSENT CALENDAR**

Action: *Approved the actions stipulated on the balance of the Consent Calendar Santa Ines/Schnablegger, 4-0 (Item 14-F removed from the Consent Calendar and continued to the November 14, 2016, Regular City Council Meeting; Dunton absent)*

A **Consideration and possible action to receive and file City Council Warrant Register No. 17-042, dated October 24, 2016. [CC/SA]**

Action: Received and filed Warrant Register No. 17-042.

B **Consideration and possible action to receive and file City Council Treasurer's Report for the Month of September 2016. [CC/SA]**

Action: Received and filed Treasurer's Report for the Month of September 2016.

C **Consideration and possible action to waive further reading and adopt Ordinance No. 4303 1327 – An Ordinance granting to Tesoro Socal Pipeline Company LLC an oil pipeline franchise within the City of Bellflower; Ordinance No. 4304 1328 – An Ordinance granting to LT Pipeline, Inc. an oil pipeline franchise within the City of Bellflower; Ordinance No. 4305 1329 – An Ordinance granting to Cardinal Pipeline, L.P. an oil pipeline franchise within the City of Bellflower; and Ordinance No. 4306 1330 – An Ordinance granting to Crimson California Pipeline, L.P. an oil pipeline franchise within the City of Bellflower. [CITY]**

CEQA: These ordinances are exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because the granting of the oil pipeline franchises fit within the definition of the Class 1 exemption, "Existing Facilities," as defined in Section 15301(c) of the CEQA regulations. The proposed grants of franchises involve no or negligible alteration of existing facilities involving no or negligible expansion of use beyond that existing at the time of the determination that the Categorical Exemption applies. Furthermore, the proposed grants of franchises will not adversely impact air quality or any other environmental area, as they will be subject to applicable regulatory requirements.

Action: Waived further reading and adopted Ordinance Nos. 1327, 1328, 1329, and 1330.

14 **CONSENT CALENDAR** – Continued

- D **Consideration and possible action to waive further reading and adopt Ordinance No. 1321 - An Ordinance amending Chapter 17.80 (Development Review) and other sections of the Municipal Code by eliminating the Development Review Board and replacing it with Development Review by the Planning Director (Zoning Ordinance Text Amendment Case No. ZOTA 16-09); Applicant City of Bellflower. (Continued from September 26, 2016) [CITY]**

CEQA: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations because it consists only of minor revisions and clarifications to existing regulations. Specifically, the purpose of the ordinance is to streamline the development review process by eliminating the Board, while retaining the legal ability of the City to regulate design and receive input from other public agencies. It does not portend any new development and does not relax existing regulatory restrictions on future development. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

Action: Waived further reading and adopted Ordinance No. 1321.

- E **Consideration and possible action to waive further reading and adopt Ordinance No. 1322 – An Ordinance approving Zone Change Case No. ZC 16-02 to change the existing zone of several properties from “C-G” (General Commercial) or “M-1” (Light Industrial District) to Design for Development for the South Bellflower Commercial Area (DFD) and Zoning Ordinance Text Amendment Case No. ZOTA 16-03 amending the Bellflower Municipal Code (BMC) to add Chapter 17.65, “Design for Development for the South Bellflower Commercial Area (DFD)” to Title 17; Applicant: City of Bellflower. [CITY]**

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from July 21, 2016 through August 9, 2016. The City received three (3) comments regarding this project.

Action: Waived further reading and adopted Ordinance No.1322.

14 **CONSENT CALENDAR** - Continued

~~F **Consideration and possible action to waive further reading and adopt Ordinance No. 1323 – An Ordinance repealing Chapter 8.48 and Section 17.04.110 of the Bellflower Municipal Code and adding Title 14 and Chapter 17.94 pertaining to the regulation of marijuana-related businesses and land uses. [CITY]**~~

~~CEQA: In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, et seq.), an Initial Study and Negative Declaration were prepared in accordance with the provisions of CEQA. The Initial Study and Negative Declaration determined that the adoption of Ordinance No. 1323 will not result in significant environmental impacts and that no further environmental review is required. The 20-day public review period for this document began on August 4, 2016 and expired on August 23, 2016. No public comments were received. No CEQA analysis is required for Ordinance No. 1333 at this time.~~

~~Recommendation to City Council: 1) Waive further reading and adopt Ordinance No. 1323; or 2) Alternatively, discuss and take other action related to this item.—~~

G **Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to Agreement File No. 548.2 with O’Neil Ventures, Inc., in a form approved by the City Attorney, to extend the term for one year; and authorize the City Manager to execute Agreement File No. 548.3 with O’Neil Ventures, Inc., in a form approved by the City Attorney, for Business Relocation and Re-Establishment Consulting Services regarding the relocation of Ricci’s Italian Restaurant and Deli relative to the Bellflower Boulevard Widening Project.[CITY]**

Action: 1) Authorized the City Manager to execute Amendment No. 1 to Agreement File No. 548.2, in a form approved by the City Attorney; and 2) Authorized the City Manager to execute Agreement File No. 548.3, in a form approved by the City Attorney.

H **Consideration and possible action to award a contract to Shariden Design Asphalt, Inc., for the Installation of Duratherm Crosswalks on Flower Street and Bellflower Boulevard (Specifications No. 16/17-01) and authorize the City Manager to execute a contract with Shariden Design Asphalt, Inc., in a form approved by the City Attorney. [CITY]**

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), the City conducted an environmental assessment. Based on the environmental assessment, the project was determined to be categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Action: Awarded a contract to Shariden Design for the Project, and authorized the City Manager to execute a contract with Shariden Design, in a form approved by the City Attorney.

14 **CONSENT CALENDAR** - Continued

- I **Consideration and possible action to adopt the following resolutions relative to the March 7, 2017, General Municipal Election:**

Resolution No. 16-76 - A Resolution calling for the holding of a General Municipal Election to be held on Tuesday, March 7, 2017, for the election of certain officers as required by the provisions of the Laws of the State of California relating to general law cities;

Resolution No. 16-77 - A Resolution requesting the Board of Supervisors of the County of Los Angeles to direct the Registrar-Recorder/County Clerk to administer, manage, and oversee the City of Bellflower's General Municipal Election to be held on Tuesday, March 7, 2017; and requesting for consolidation with any Countywide Election to be held on March 7, 2017; and

Resolution No. 16-78 - A Resolution adopting regulations for candidates for elective office pertaining to candidates' statements submitted to the voters at a General Special Municipal Election to be held on Tuesday, March 7, 2017, and each election thereafter, and superseding Resolution No. 12-52. [CITY]

Action: Adopted Resolution Nos. 16-76, 16-77, and 16-78.

- J **Consideration and possible action to receive and file Agreement File No. 680.1, in a form approved by the City Attorney, with Language Network to provide translation services for the November 8, 2016, Special Municipal Election and March 7, 2017, General Municipal Election. [CITY]**

Action: Received and filed Agreement File No. 680.1, in a form approved by the City Attorney.

- K **Consideration and possible action to approve the Minutes of the October 10, 2016, Special Meeting of the Bellflower City Council. [CITY]**

Action: Approved the October 10, 2016, Special Meeting Minutes.

- L **Consideration and possible action to approve the Minutes of the October 10, 2016, Regular Meeting of the Bellflower City Council and City Council Acting on Behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency. [CC/SA]**

Action: Approved the October 10, 2016, Regular Meeting Minutes.

14 **CONSENT CALENDAR** – Continued

- M **Consideration and possible action to authorize the City Manager to execute Agreement File No. 6.6, in a form approved by the City Attorney, with the Bellflower Chamber of Commerce for 1) the temporary use of the property located at 16512 Bellflower Boulevard (APN 7109-010-912); and 2) waiving of fees associated with the use of the subject property. [CITY]**

Action: Authorized the City Manager to execute Agreement File No. 6.6, in a form approved by the City Attorney and determined that the Art Walk & Shop Bellflower fulfills a public purpose by encouraging economic development and promotes the public welfare. Consequently, the Chamber of Commerce need not pay the City fees ordinarily associated with private events.

15 **COUNCIL REPORTS**

16 **ADJOURNMENT**

Adjourned at 8:37 p.m., in honor of Betty Oliver's 90th birthday, to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, November 14, 2016